

VILLA GRACIA

SPECIFICATION

UNIT	COMPONENT	SPECIFICATION
Structure		RCC Frame
Walls		Cement Concrete Blocks
Exterior	Plaster	Sand-Faced
	Surface Treatment	Exterior Emulsion Paint
Lobby	Floor	Vitrified Tile
Car Porch	Floor	Paver Blocks / Tiles
	Wall Surface	Cladding on the Dividing common wall / Exterior Emulsion paint
Staircase	Treads	Granite / Vitrified Tiles
Balcony	Floor	Ceramic Tiles
Living / Dining Room	Floor	Vitrified Tile
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Bed Rooms	Floor	Vitrified Tiles
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Kitchen	Floor	Vitrified Tiles - Anti Skid
	Wall	Acrylic Emulsion + Ceramic Tile (upto 2ft)
	Platform	Granite
Toilet	Floor	Ceramic Tile - Anti Skid
	Wall	Ceramic Tile (upto 7ft height) + Oil Bound Distemper on Wall and Ceiling

COMPONENT

Main Door
Internal Doors
Bathroom Doors
Windows
Sanitary / CP Fittings
Electrical
AC
Water Supply
Communication

SPECIFICATIONS

Frame - Teak Wood, Shutter - Veneered Flush Door
Frame - Hardwood, Shutter - Flush Door
Frame - Hardwood, Shutter - Flush Door
Shutter - Aluminium - Powder Coated, Mosquito Mesh Shutters, Glazing - Plain Glass - 5mm thick
Reputed Brand
Cabling - Copper, Concealed PVC Conduit, Switches - Modular, Safety - Earth Leakage Circuit Breakers
Electrical points in all Bedrooms & Living
CPVC Piping / PPR
Cable & Telecom, Provision for Internet and Telephone Connection, Provision of Dish Connectivity

DEVELOPER



FDI FUND



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The Empyrean is envisioned to recreate the Bengaluru of yore with tree-lined streets, lush green parks and plenty of open spaces. It is Bengaluru's first truly integrated suburban township of Row Houses and Villas proposed to be spread across 230 Acres (9,30,770 sq.mt) of sprawling land. The township, located in close proximity of 212-Acres (8,57,927 sq.mt) green reserve, is being developed in phases: - Phase- 1 started with habitation, Phase-2 deliveries of units have started and Phase-3 shall be launched soon. The Empyrean combines the comforts of modern living with the idyllic charms of a by-gone era. The proposed



integrated township has been planned as a green, low-rise, pedestrian-friendly, community-oriented neighbourhood with abundance of greenery and open area spaces.



Villa Gracia is part of Phase-2 being developed on 81.725 Acres (3,30,727 sq.mt). It is a semi-detached Villa. It has 4 large size bedrooms, an open kitchen and sit-out areas. Other utilities include a pooja room, a covered shelter for one car and a servant's toilet. Villa Gracia has been carefully designed keeping in mind your space and privacy requirements. It is a reflection of your dreams, created to define your existence.

VILLA GRACIA



RERA Registration No.: PR/KN/170731/000717

VILLA GRACIA

AREA STATEMENT

Plot Area	168 sq.mt (1808 sq.ft)
Carpet Area	180 sq.mt (1934 sq.ft)
Built-up Area	188 sq.mt (2020 sq.ft)
Terrace Area	69 sq.mt (740 sq.ft)
Sit Out / Semi Covered Area	27 sq.mt (296 sq.ft)
Super Built-up Area	284 sq.mt (3056 sq.ft)

GROUND FLOOR

TYPE - A



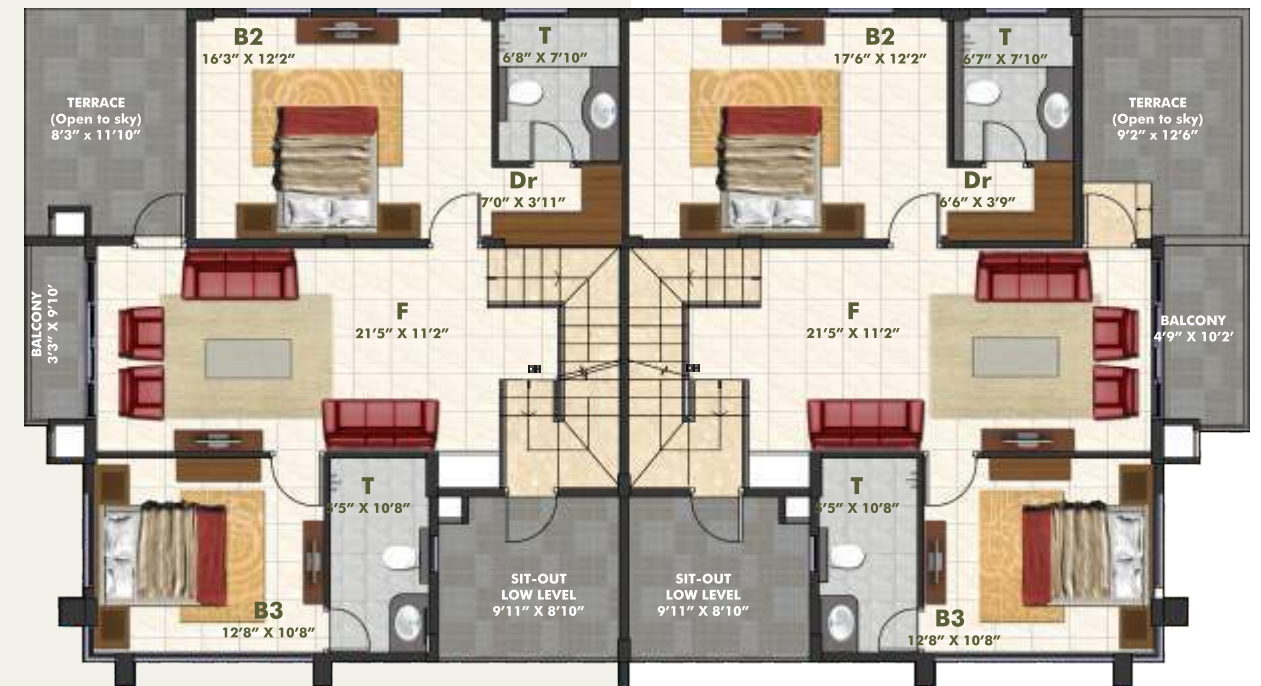
TYPE - B

- L** - Living
- D** - Dining
- P** - Puja
- K** - Kitchen
- B** - Bedroom
- U** - Utility
- T** - Toilet
- S** - Servant's Toilet
- F** - Family Lounge
- Dr** - Dressing

FIRST FLOOR

TYPE - A

TYPE - B



SECOND FLOOR

TYPE - A

TYPE - B

